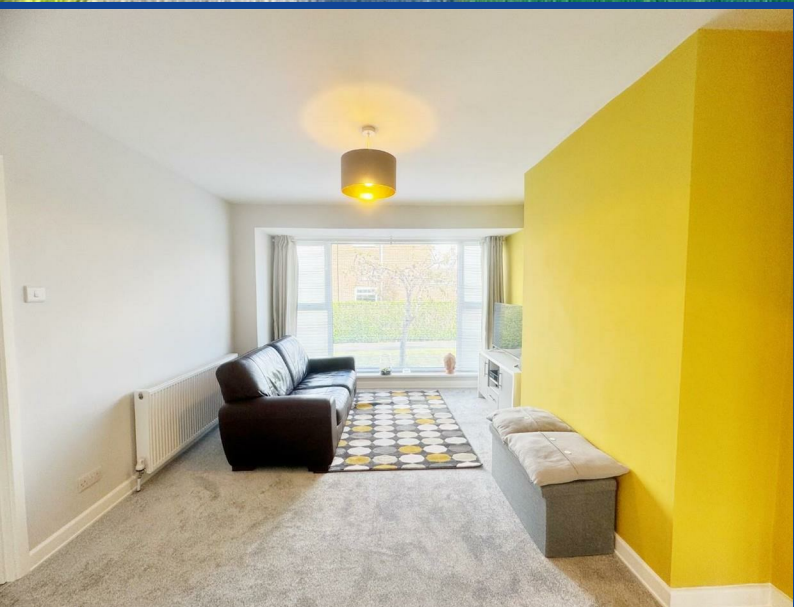




Beaumont Court, Sedgfield, TS21 3AL
3 Bed - House - Semi-Detached
£199,950

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Nestled within the heart of Sedgefield, it is with pleasure that we offer to the market this exceptionally well presented three bedroom semi detached house on Beaumont Court. This well proportioned property is the ideal purchase for young families/first time buyers, is tastefully decorated throughout & benefits further from a South-facing rear garden. Having easy access to all of the local amenities offered in & around the village itself & within excellent commuting distance to Durham City, Darlington & Teeside & benefits further from gas central heating via a 2023 re-fitted combi boiler & double glazing throughout. In brief, this lovely residence comprises: Entrance porch through to a welcoming entrance hallway with stairs to the first floor, spacious open-plan lounge/dining area (measuring 25ft approximately) with window to front elevation & access through to a rear conservatory, kitchen with a range of fitted wall & base units & further access through to a utility room & single garage. The first floor landing boasts three bedrooms & a lovely family bathroom. Externally, the property enjoys a good sized, enclosed South-facing rear garden whilst beyond the garden fence, there is additional land currently used to form part of the double block-paved driveway leading to single garage. The front is open aspect. We highly encourage thorough internal inspection in order to fully appreciate the style, standard, quality, space & layout of this impressive home for sale.

EPC Rating: D
Council Tax Band: C

ENTRANCE PORCH

ENTRANCE HALLWAY

LOUNGE / DINING AREA
25'6 x 11'6 (7.77m x 3.51m)

CONSERVATORY
14'7 x 7'10 (4.45m x 2.39m)

KITCHEN
10'7 x 8'11 (3.23m x 2.72m)

UTILITY ROOM
8'4 x 8'4 (2.54m x 2.54m)

FIRST FLOOR LANDING

MASTER BEDROOM
11'11 x 9'11 (3.63m x 3.02m)

BEDROOM TWO
11'6 x 10'7 (3.51m x 3.23m)

BEDROOM THREE
9'0 x 7'7 (2.74m x 2.31m)

BATHROOM
8'10 x 5'5 (2.69m x 1.65m)

EXTERNALLY

SINGLE GARAGE
16'9 x 8'6 (5.11m x 2.59m)



OUR SERVICES

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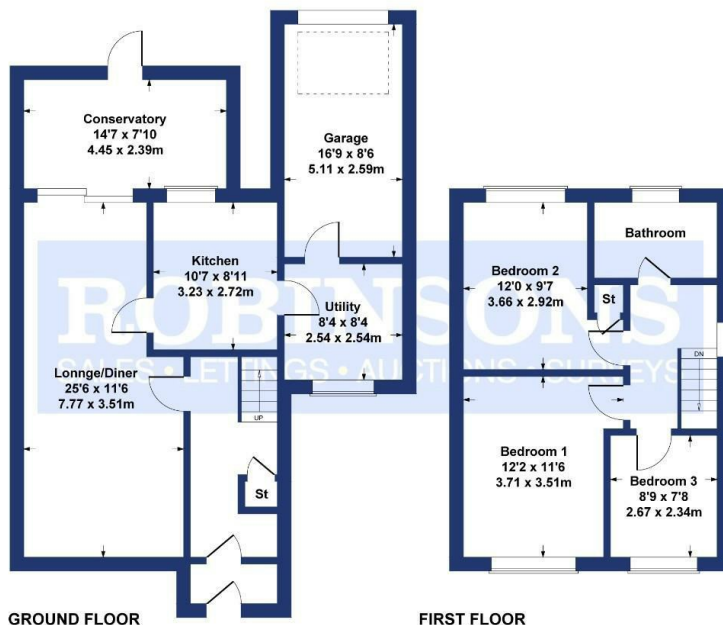
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Beaumont Court, Sedgefield, TS21 3AL

Approximate Gross Internal Area
1303 sq ft - 121 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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